



CITY OF DETROIT
REQUEST FOR PROPOSALS
5658 BRADEN (FORMER 6th PRECINCT)

City of Detroit
Request for Proposals
5658 Braden
Size: 14,175 sq. ft. or .33 acres

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Section I Purpose of the Request For Proposal

The City of Detroit's Planning and Development Department (P&DD) is seeking proposals from qualified Developers for the purposes of developing a 14,175 square foot City of Detroit site known as 5658 Braden. The site contains the former Detroit Police Department 6th Precinct, an approximately 26,274 square foot two-story commercial brick structure and surface parking lot. This property was closed permanently by the Detroit Police Department in October 2005. P&DD is interested in the sale and redevelopment of this site that is located on the intersection of Braden and McGraw Avenues (see attached map).

The intent of this Request for Proposal is to retain an experienced Developer who will construct a project which is either new construction or adaptive reuse of the former 6th Precinct site and building. For this site, P&DD envisions a number of potential uses which include but are not limited to commercial, institutional, etc. The selected Developer must be experienced, effective and have the necessary financial capabilities to complete this project. Potential respondents are encouraged to submit a comprehensive proposal that includes development experience of the Development team, level of responsibilities within the Development team, and a preliminary project schedule/strategy for developing the site. The objective of the Developer and P&DD is to attract a new development that builds upon the inherent strengths of the site while promoting additional investment activities for the area.

Section II BACKGROUND/INVESTMENT INCENTIVES

The City of Detroit's Planning and Development Department is accepting Proposals from qualified Developers for the purchase and development of the site located at 5658 Braden. The former 6th Precinct building was originally constructed in 1930. The site identified above fall within Cluster 5 of the Community Reinvestment Strategy. It is located approximately 7 miles west of Downtown Detroit. Due to its proximity to Dearborn, the Ford Freeway (I-94) and other adjacent developments, the location gives prospective developers a geographical advantage to invest in the present and future potential of the site.

The site is not currently located within a Neighborhood Enterprise Zone; however, the selected developer could apply for such designation. Under a NEZ, certification holder will pay a reduced property tax known as the Neighborhood Enterprise Zone Tax. Applications are filed, reviewed and approved locally, but are also subject to review at the state level by the property Services Division. The State Tax Commission is ultimately responsible for final approval and issuance of certificates. Exemptions are not effective until approved by the Commission.

Obsolete Property Rehabilitation (OPRA) Tax Incentive. Public Act 146 of 2000 provides commercial and commercial housing property tax exemptions. Applications must be approved at the local and state levels, with a certificate issued by the State Tax Commission to be effective. The property must have at least a 50% obsolescence finding from an eligible community assessor

and be located in an established OPRA District. Exemptions are approved for one to twelve years to be determined by the local unit of government with taxes based on the previous years (prior to rehabilitation) taxable value. This value is frozen for the length of the abatement. Each year the State Treasurer may approve 25 additional reductions of half the school operating state education taxes for a period not to exceed six years.

MINIMUM BID PRICE

The City of Detroit has established a “minimum bid” price for 5658 Braden of **\$105,000** for 14,175 square feet.

Section III PROPERTY DESCRIPTION

Section III-A Identification of Property (Legal Description)

5658 Braden

Land in the City of Detroit, County of Wayne and State of Michigan being the North 12.5 feet of Lot 63 and all of Lots 64 through 71 inclusive; together with the West 9 feet of the South 108.25 of the adjoining public easement “Larkin’s Martin Avenue Subdivision No. 1” of Lots 6, 7, 8 & 9 of plat of Edward Martins Estate of Private Claim 719, City of Detroit, Wayne County, Michigan. Rec’d L. 38, P. 70 Plats, Wayne County Records.

Section III-B Land Area

C Approximately 14,175 sq. ft. or .33 acres

Section III-C Zoning/Master Plan

The current zoning of the site is M2 (Restricted Industrial District). The M2 District is primarily designated for a wide range of industrial related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district, with the exception of loft conversions of existing buildings, within the area bounded by the Detroit River, East Grand Boulevard, and West Grand Boulevard, following review and approval of the Building and Safety Engineering Department. Uses permitted conditionally would be permitted only after special approval by the authorities having jurisdiction.

In accordance with the Detroit Master Plan of Policies, the Recommended Future General Land Use for this site is Institutional/Civic/Public use areas. Land uses permitted under this category include educational, governmental/public purpose, health, health, or senior/developmentally disabled facility.

Section IV RELEVANT EXPERIENCE

- ☐ Experience in land development (commercial, institutional and/or residential development);
- ☐ Experience in undertaking comparable projects that have been solely completed by the Developer or party of which the Developer has had an affiliation.
- ☐ Experience with master planning and development.

Section V DIRECTIONS FOR SUBMISSION

The required submission of the Statement of Proposal must be submitted in a three-hole binder with tabbed numbers for each identified section. All materials must be submitted in an 8.5" x 11" format. To be deemed responsive and eligible for consideration, respondents must submit an original, clearly marked, containing original signatures in blue ink, along with 5 copies and one 3.5" floppy disk (electronic format) either Microsoft Word or Corel Word Perfect in a sealed carton to the Planning & Development Department by the designated time, without exception.

Proposals sent by overnight delivery service will be considered timely filed if date stamped at least one (1) day before the date set for receipt of proposals and time stamped at a time that should have, pursuant to the express policy of the overnight delivery service used, permitted delivery at the date, time and place set for receipt of proposals. The burden of proof to establish timely filing of a proposal by overnight delivery service shall be solely upon the entity or person submitting the proposal. It is the respondent's obligation to ensure the required submission arrives in a timely manner at the specified location. Any proposal, which is not properly marked, addressed or delivered to the submission place, in the required form, by the required submission date and time will be ineligible for consideration.

Faxed submissions of the Statement of Proposals will not be accepted. Once received by the Real Estate Development Division of the Planning & Development Department, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation shall be submitted in writing to the Real Estate Development Division at the address listed below. No information concerning this solicitation or request for clarification will be provided in response to telephone calls. All written requests for information must be received in the Real Estate Development Division of the Planning & Development Department no later than Monday July 6, 2009 before 3:00 p.m.

All expenses involved with the preparation and submission of the Request for Proposal to the City of Detroit, or any work performed in connection therewith shall be assumed by the developer. No payment will be made by the City of Detroit for any responses received, nor for any other effort required of or made by the developer prior to commencement of work.

Section VI SUBMISSION REQUIREMENTS

Your response must be signed by an official authorized to bind your firm or team to its provisions, and must state the names, addresses, and phone numbers of all persons authorized to negotiate the proposed project.

Statement of Proposals submissions must include the following information in the order listed which will serve as the Statement of Qualifications:

1. A description of your organization's approach to the development of this property including identification of key milestones and a strategy for developing the site. This strategy should address the comprehensive range of activities including, but not limited to, project conceptualization, market research, physical planning, development budget preparation, investment analysis, marketing, leasing, construction management and operations planning. This outline should also identify any critical issues related to pre-development analysis for the development site and strategies that would be utilized to resolve each issue. Also, include, the average timetable for each major task and obstacles to be resolved.
2. A general description of the Developer's organization and current and past development activities. An organizational chart of the members of the Development Team should be included along with a designation of the individual who is responsible for day-to-day planning and development activities for the overall project team. A letter should acknowledge the participation of each team member and authorize the Developer to utilize its qualifications to compete for the site. The respondent shall provide a listing of all development projects over the past five (5) years with the following information: name and location of each development project; team members, corporate and individual, actually involved in such developments; project scope; total project development costs (if known); total project construction costs; type of financing methods and funding sources; date project commenced and date completed; name, address and telephone of client/owner; and, any ongoing financial interests that continues to exist with the referred development.
3. The respondent shall provide a conceptual site plan/design concept for the site. Along with the site plan, the respondent shall include a description of the design concept and methodology for accomplishing the project's objectives and why it was chosen. The design concept and methodology should include conceptual site and building plans; preliminary sections and elevations; preliminary section systems and materials; and descriptions of approximate dimensions, areas and volumes.
4. The respondent shall provide at least one (1) corporate letter of reference/support from each of the following entities: financial, legal and public sector sources references,

including telephone and facsimile numbers for each reference.

5. The respondent should also identify specific actions that will be taken to insure that MBE/WBE (Minority Business Enterprise/Women Business Enterprise) goals are met. The respondent must also be willing to adhere to Executive Orders 4 and 22, in addition to demonstrating a willingness to work with the City of Detroit in order to receive all necessary reviews.
6. A current annual audited corporate financial statements and un-audited year to date financial statement for the most recent month end for all entities comprising the development team. The financial statements should include evidence of financial capacity and resources to carry out the overall development plan. These documents shall be submitted in a sealed envelope clearly marked “confidential.”
7. Any financial commitments or projections not otherwise shown above.

Section VII EVALUATION CRITERIA

The RFP will be evaluated through consideration of several factors. The Evaluation Committee will review all documents in the submissions and award points in accordance with the following established criteria:

1. Organizational Capability/Development Approach-30 Points
2. Technical Staff Experience-25 Points
3. Site Plan Design/Methodology- 20 Points
4. Financial Resources/Capability-20 Points
5. SBE/WBE/DBE/Executive Order Compliance- 5 Points

TOTAL: 100 POINTS

Section VIII SELECTION PROCESS

Any individual, team, or firm is encouraged to submit proposals. However, the City of Detroit Planning and Development Department reserves the right to select those individuals deemed qualified to develop on the site.

The major criteria for selecting an entity will be the submission of an economically sound proposal that meet zoning requirements and incorporates efficient use of the site and complies with the design objectives stated previously in the Submission Requirements Section. A qualified entity is an individual or development team that, in the opinion of P&DD, possesses the experience and financial resources necessary to successfully undertake and complete the development of the site within the requirements of federal and local laws and regulations.

The final selection will be made based on the overall qualifications, presentation, past performances, corporate financial securities, and information provided in the Statement of Proposals. Once the selection process is complete, the Developer will be expected to enter into a

development agreement with the City of Detroit Planning & Development Department.

The property to be sold on 5658 Braden will be subject to the review and approval of all necessary appellate City of Detroit institutes, including Detroit City Council.

Section IX RESERVATION OF RIGHTS

The City of Detroit reserves and may exercise the right to request one or more of the developers to provide additional material, clarification, confirmation or modification of any information in the submission, and can supplement, amend, substitute, cancel, or otherwise modify this Request for Proposal anytime prior to the selection of one or more developers.

Please Note: All Property will be sold “AS IS”

Prospective candidates are hereby notified that the Planning and Development Department has not investigated the environmental condition of any of the properties included in this Request for Proposals. Various Federal, State, or other City agencies may have information regarding the environmental condition of the site. Each firm is encouraged to conduct its own due diligence regarding the environmental condition of the property which that firm proposes to acquire and is notified that the property may be the subject of environmental contamination. The City of Detroit makes absolutely no warranty or representation regarding the environmental condition of the site offered within this Request for Proposal.

Section X SUBMISSION DEADLINE

To be considered, all Request for Proposals must be delivered to the Planning and Development Department, Real Estate Development Division, located at 65 Cadillac Square, Development Division, 20th Floor, Detroit, Michigan, before 3:00 p.m. local time, Monday, July 13, 2009. The responsibility of getting the Request for Proposals to the Real Estate Development Division rests entirely with the person or persons submitting the request.

Request for Proposals may be obtained from the Planning & Development Department, Real Estate Development Division, 20th Floor, Center, 65 Cadillac Square, Detroit, Michigan 48226 beginning, April 13, 2009 through July 13, 2009 weekdays between 9:00 a.m. and 4:00 p.m. excluding holidays.

Section XI REQUEST OF PROPOSALS TIMETABLE

ACTIVITIES

DATE

Request for Proposals Available for Distribution	April 13, 2009
Deadline for Receipt of Proposals	July 13, 2009
Set up RFP Evaluation Team	July 14, 2009
Open/Assign Bid Proposals	July 15, 2009
Review/Score Bid Proposals	July 17, 2009
Final Selection/Recommendation	July 20, 2009
Notification Letter to Winning Proposal	July 23, 2009

For further information and/or submission of the Statement of Proposals please contact:

**City of Detroit
Planning & Development Department
65 Cadillac Square, 20th Floor
Detroit, MI 48226
(313) 224-3516
Attn: Edward Lowe, Project Manager
Real Estate Development Division
5658 Braden a/k/a Former 6th Precinct- Response**